

Hamilton Sewer Service District

Background: Loudoun County formed the Hamilton Sewer Service District on July 15, 1998 as a service district pursuant to Virginia Code Section 15.2-2400. The provision of a sewage collection system and the availability of public sewage treatment for the community protect the health and safety of the residents and conserve property values within the district. The district as established includes properties located within the Hamilton Joint Land Management Area.

All taxes levied and collected are pledged to repay a \$2.8 million loan from the Virginia Department of Environmental Quality. This loan is financed by a combination of special tax assessments on the residents of the sewer district and an annual contribution of \$88,000 from the County General Fund. On July 15, 1998, the Board of Supervisors also approved a \$218,000 grant to finance possible easement condemnation costs, availability fee loan programs, easement research and recordation costs, as well as reimbursements to the Loudoun County Sanitation Authority for engineering and other services. The Board of Supervisors approved the Hamilton Area Sewer Project service agreement on December 16, 1998.

Property owners within the service district pay an additional \$0.30 per \$100 of assessed valuation annually. This tax is paid to finance the amortized debt for installation of collector sewer lines and related treatment plant improvements. For FY 07, the Hamilton Area Sewer Service District will receive \$160,000 in revenue from its taxable base and an annual County General Fund contribution of \$88,000, for a total of \$248,000. Projected expenditures will also total \$248,000.

HAMILTON SEWER SERVICE DISTRICT PROJECTED BUDGET SCHEDULE	
	FY 07 Adopted
Revenue	
Taxable base	\$160,000
County Contribution	88,000
Total Revenue	\$248,000
Expenditures	\$248,000
Surplus/Deficit	\$---

HAMILTON SEWER SERVICE DISTRICT FY 2007 Forecasted Real Property Taxable Base (Forecasted as of January 2006)			
2006 Estimated fair market value of real taxable property			\$52,254,000
PLUS: Reassessment due to equalization			4,180,000
PLUS: Actual full value of new construction			---
2007 Forecasted fair market value of real taxable property			\$56,434,000
FY 2007 Real property tax base subtotal			53,344,000
LESS: Potential administrative and/or Board of Equalization adjustments ¹ :			(163,000) ²
FY 2007 Forecasted real property taxable base:			54,181,000
PLUS: Partial value of new construction			---
FY 2007 Forecasted real property tax base total			\$54,181,000
HAMILTON SEWER SERVICE DISTRICT FY 2007 Forecasted Real Property Tax Revenue			
	Forecasted Taxable Base	Net Revenue per Penny³	Revenue (\$0.30/\$100 Tax Base)
Real Property	\$54,181,000	\$5,318	\$160,000
Notes:			
1. Resulting from hearings and appeals.			
2. Estimated at 0.3% of fair market value.			
3. Excludes estimate of 0.05% uncollectable revenue and 1.5% deferred revenue and 0.30% for refunds pursuant to Virginia Code 58.1-3980 through 3984 projected to be unavailable for funding expenditures in FY 07.			

Source: Department of Management and Financial Services